

INDIANAPOLIS REAL ESTATE DEALERS

T. A. MORRIS'S ADDITION

These lots fronting on Central avenue, New Jersey and Alabama streets are the choicest lots for fine residences now on the market. The lots will all have water, gas and sewer connections. New Jersey and Second streets will be paved with asphalt roadways and cement walks, to be paid for by General Morris.

They are near the center of the residence portion of the city, within easy walking distance of Washington street. There are only sixty-five of them to be sold. Easy payments and long time will be given if desired. After one-third of the lots have been taken prices may be advanced. We will furnish plats and prices to interested parties on application or by mail.

JOHN S. SPANN & CO.,
86 EAST MARKET STREET.

A NEW ADDITION

NORTH TUXEDO.

WE ANNOUNCE TO-DAY THE OPENING OF OUR ADDITION, two blocks north of Irvington Electric Line, adjoining Tuxedo Park on the north. It is presumed that everyone knows of the success of the Tuxedo Park addition, the lots having all been sold, and many of them resold at a good profit. These lots, lying fully as well, ninety feet above the city, streets and alleys conforming, terms of sale and prices about the same, will be placed on the market for this season only at original Tuxedo Park prices. Streets are to be improved and shade trees planted. This addition offers attraction alike to home-seekers and investors. Plats and all particulars furnished on application.

C. E. REYNOLDS & CO., 8 and 10 CIRCLE STREET.

MORTON PLACE
IMPROVED STREETS, GAS AND WATER.
ROBT MARTINDALE & CO.
84 EAST MARKET ST.

..... SIX GENUINE BARGAINS HOMES ON TERMS TO SUIT ANY PURCHASER

TEN-ROOM HOUSE, with Bath—Central avenue, near Thirtieth street. Lot 120x132, cellar, well, cistern, large barn, graveled driveways, planted in fruit. Will be sold if taken this week for \$3,500; \$250 cash, \$2,250 of balance in building association, remainder one note for \$1,000 due on or before five years. Only four squares from Central-avenue electric line.

TWO FIVE-ROOM HOUSES on Kenwood avenue, at Twenty-fourth street. Attic, cellar, well, cistern, bath room, natural gas, papered throughout. Only \$1,950 each; \$150 cash; balance in building association costing \$4 per week.

THREE FINE LOTS IN KENWOOD—Only ones left at original prices. Natural gas guaranteed. Second mortgage taken upon payment of one-third.

LOTS IN ARDMORE—50 feet front; only \$300. Second mortgage.

C. A. BOOKWALTER & L. G. AKIN, 85 East Market Street.

Homes in Indianapolis

.....CAN BE EASILY ACQUIRED.....

LOTS

Can be bought at reasonable figures and the Building Associations will furnish the capital to build the houses.

IT IS A FACT

YOU CAN GET A \$1,500 OR \$1,800

HOUSE AND LOT For \$250.

WE WILL TELL YOU ABOUT IT SOON.

FOR IMMEDIATE INFORMATION SEE

G. A. BOECKLING & CO.,

67 EAST WASHINGTON ST.

VANCE BLOCK

ACTIVITY IN REAL ESTATE

Business of the Present Year Promises to Surpass All Its Predecessors.

Indication of the City's Solid Progress in the Steady Increase of Transfers—Talks with Some of the Dealers.

Evidently the real-estate dealers of Indianapolis are entering upon one of the most active seasons they have ever enjoyed. This bears about it withal no attributes of the "boom" kind, which is, among business men, a very undesirable kind of activity. There is nothing more marvelous than the effects had upon the general drift of inquiry by a few days of fine weather, which means that the business will be done, and element weather is all that is required for its doing. Carpenters are busy every day, rain or shine, and say that they have more work contracted than they can do within the limited time expressed in such contracts, which goes to show that the year will be one of house and home building. Very few lots within a reasonable distance are sold to persons who do



not intend improving them immediately, and so it seems the city is progressing rapidly and solidly. There is no city in the interior or elsewhere, perhaps, where the business of handling real estate is more legitimately followed. There are no fraudulent schemes and no paper towns floating about such cities, and, in fact, nothing which marks the traffic in Western cities and towns. The comparative cheapness of real property here, as well as the material for improving the same, together with the advantages offered by this city to laboring people in all lines, has everything to do with the encouraging condition of affairs, and it is safe to say that the amount of business done in this city during the coming year is all well merited.

It may seem to some a rather remarkable state of affairs when any real-estate dealer has more business than he can possibly attend to with dispatch, yet, nevertheless, such is the case with one or two of the dealers in this city. Only yesterday Mr. I. N. Richie, a prominent real-estate man in this city, said: "I'll tell you candidly, I have more inquiries than I have properties on my books. I would not want to do any better business during any month than I did during last month; I only wish it would continue as good throughout the year, and I could have no complaint to make. There are numbers of inquiries for dwelling properties, but there is scarcely a vacant lot south of Seventh street for sale, or one that can be bought for a reasonable price. The real-estate dealer's books are full of cash propositions, from \$200 to \$7,000. There are few transactions occurring in business properties, from the fact that few such properties can be had at any price. It has come to be the practice that when an inquiry is made for business places the dealer goes about to find the desired article himself, as those owning such realities are generally in a position to hold the same, and they are never on the market."

"Last week," said Mr. Robert Martindale, "over \$200,000 worth of transfers were made, which, together with the amount of demands for loans in the different building and loan associations, show a healthy increase of business. Not longer than two



weeks ago the associations were begging for loans, while at present they have all the demands they can well satisfy. In driving over the city one of the notable signs of the times is the comparative absence of "to let" signs. This, it is argued, means that nearly all the buildings are filled with occupants of a better financial color, who have come to stay. The two pleasant Sundays already enjoyed have had the effect to open up the market considerably, and the dealers have reason to expect a better year this than was last, while last year was one of the best for the sale of property that has ever been known in this city. And with all the increase in sales there is no evidence of a boom being experienced. There are a few people who are still holding their property at boom prices, and the indications are that they will do so for some time. The general run of prices are considered low enough for a reasonable increase on the investment."

The greatest trouble experienced at present seems to be the disposal of improved property at the best advantage. The contract let for the sewer which is to take the place of the old State ditch, is creating some interest in northeast and north city property. There is a general feeling that if the Board of Public Works and the City Council can agree with the street car company as to the rapid transit and street improvements which are to be, property in general will be greatly affected for the better.

While there have been no mammoth sales to speak of the drift of business has been and is good and healthy, with a tendency toward the most favorable year for a considerable time past.

College Avenue and Fifteenth Street.

Reagan Park

TAKE ELECTRIC CAR

Houses for Sale on Installment Plan

M. E. VINTON & CO.,
84 and 85 Commercial Club Building.

MOST BEAUTIFUL LOTS

IN THIS CITY

ONLY \$400, \$500, \$600 AND \$700.

Terms—1-4 cash, 1-4 1 year, 1-4 2 years, 1-4 3 years.

MEADLAND GRAND VIEW ADDITION.

College-avenue Electric Cars every ten minutes from 6 of a morning until 1 o'clock at night. Streets improved. CEMENT SIDEWALKS. NATURAL GAS. Come early and get choice.

I. N. RICHIE,
58 East Market Street.

... GRAND VIEW ... NORDYKE & HOLLOWELL'S GRAND VIEW ADDITION.

BROWN or NINETEENTH STREET		STREET	
170	165	140	140
16	17	16	17
15	18	18	21
14	19	19	20
13	20	20	18
12	21	21	17
11	22	22	16
10	23	23	15
9	24	24	14
8	25	25	13
7	26	26	12
6	27	27	11
5	28	28	10
4	29	29	9
3	30	30	8
2	31	31	7
1	32	32	6
170	165	140	140

GRAND VIEW AVENUE ADDITION is situated north on College avenue, beginning at Seventeenth street. It is the highest ground in the vicinity of Indianapolis, being 22 feet above Washington street and 20 feet above Fall Creek. College avenue is newly paved with brick, and is one and one-half mile long, affording one of the finest drives in the city. The College-avenue electric rapid transit line, from Union Station to Fall Creek, makes the trip to this addition in fourteen minutes. This addition is supplied throughout with natural gas from the Indianapolis Gas Company's mains, and water from the City Water Works mains is now piped to this addition. The piping of illuminating gas is now under way, all of which are to be taken through the streets or alleys of each lot.

J. L. WRIGHT & CO.

CONSULT

THE ADVERTISERS ON THIS PAGE FOR TERMS ON

REAL ESTATE

THEY WILL ALSO ADVISE PURCHASERS AS TO
THE BEST PLAN TO GET MONEY FOR BUILDING.

FOR SALE

CENTRAL BUSINESS PROPERTY.

FINE RESIDENCE PROPERTY.

CHOICE INSIDE VACANT PROPERTY.

CHAS. F. SAYLES,

75 and 77 East Market Street.

(Second Floor.)